

# S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category  
Agency  
Planning Area  
Relocation Impact

M-NCPPC  
M-NCPPC  
Germantown  
None.

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

April 23, 2003  
7-317 (02 App)  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY02	Remain. FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	955	730	96	129	0	27	93	9	0	0	0
Land											
Site Improvements and Utilities	3,694	2,918	389	387	107	0	254	26	0	0	0
Construction	5,585	5,585	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,234</b>	<b>9,233</b>	<b>485</b>	<b>516</b>	<b>107</b>	<b>27</b>	<b>347</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

PAYGO	8,564	8,564	0	0	0	0	0	0	0	0	0
G.O. Bonds	848	214	281	353	4	0	322	27	0	0	0
Contributions	394	71	204	119	89	7	15	8	0	0	0
Current Revenue:											
General	109	109	0	0	0	0	0	0	0	0	0
Revenue Authority	319	275	0	44	14	20	10	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Program-Other				56	0	0	5	17	17	17	0
Net Impact				56	0	0	5	17	17	17	0
Workyears				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

## DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is \$26,648,037 as detailed in the PDF text. Programmed M-NCPPC expenditures (\$10,234,000) are shown in the expenditure and appropriation schedules of this PDF. \$15,752,107 will be spent by MSF as detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority will contribute \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. M-NCPPC built pads for both facilities to be funded by the Revenue Authority (\$97,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$97,000), hereafter referred to as the Fitness Center. M-NCPPC also enlarged the sanitary sewer using General Obligation Bonds (\$78,000). The Revenue Authority and the Fitness Center will each contribute \$30,000 for M-NCPPC project management services rendered in relation to their projects.

## PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project management/construction oversight.

## PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be

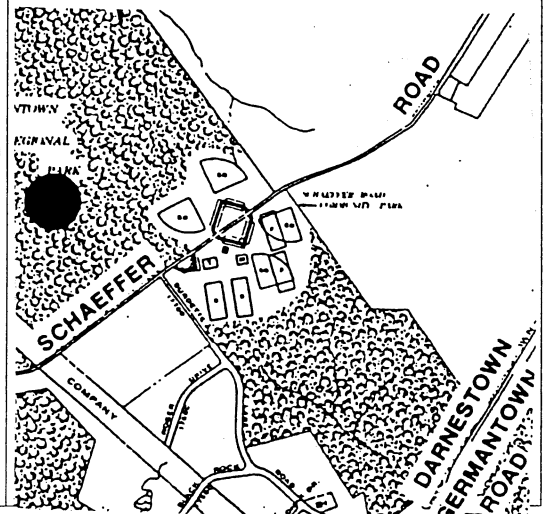
## APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
Initial Cost Estimate		8,785
First Cost Estimate		
Current Scope	FY03	10,896
Last FY's Cost Estimate		0
Present Cost Estimate		10,234
Appropriation Request	FY04	0
Supplemental Approp.		
Req.	FY03	166
Transfer		0
Cumulative Appropriation		9,718
Expenditures/		
Encumbrances		9,676
Unencumbered Balance		42
Partial Closeout Thru	FY01	0
New Partial Closeout	FY02	0
Total Partial Closeout		0

## COORDINATION

Montgomery County Department of Public Works  
and Transportation --Schaeffer Road PDF #500022  
Washington Suburban Sanitary Commission  
State of Maryland  
Montgomery County Department of Recreation  
S. Germantown Recreational Park:  
Non-SoccerPlex Fac (PDF #998729), formerly called  
South Germantown Recreational Park PDF  
Germantown Indoor Swim Center (PDF #003901)  
Montgomery County Revenue Authority  
Doser Enterprises

## MAP



used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-03. PHASE 1. Public funding in Phase 1 includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase1 provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

FY03-04. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex (Fields 18-20), soccer field irrigation, trails, landscaping, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking for Fields 18-20, Washington Suburban Sanitary Commission's system development charges, trails, landscaping, and construction management. Private funding will pay for construction of the soccer fields (including irrigation) and may provide lighting for Fields 9, 10, 12, and/or 13. Construction of Phase 2 will require approval by the County Council. Phase 2 was presented to the County Council only after completion of, at least, one operating season after the opening of Phase 1. MSF began operating Phase 1 in fall 2000 (FY00).

FY06-07. PHASE 3. Phase 3 will include the relocation of one M-NCPPC managed softball field (Ballfield C) and the addition of the last two soccer fields (Fields 1 and 2) within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, associated parking, trails, and landscaping, subject to environmental constraints, environmental impacts, and community impacts. Public funding will pay for earthwork, parking for Fields 1 and 2 and relocated Ballfield C, trails, landscaping, and construction management. Private funding will pay for the design and construction of Fields 1 and 2, including irrigation for Fields 1 and 2. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

#### PLANNED RECREATION FACILITIES:

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

#### MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and MSF. In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

#### Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF #998729, South Germantown Recreational Park: Non-SoccerPlex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

#### Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

#### Cost Change

Inflation. Costs for building pads exceeded estimates; enlarged sanitary sewer line; M-NCPPC project management costs; public costs for Phase 2; and deletion of Phase 3 public costs until submission of the FY05-10 CIP.

#### STATUS

MSF Phase 1 improvements are complete.

All perimeter landscaping will be completed in 2002. In anticipation of reimbursement by the Fitness Center L.L.C., M-NCPPC paid for the Fitness Center stormwater management (\$192,000) and pad (\$97,000) using County funds provided for Phase 1 public improvements. M-NCPPC reimbursed part of these expenditures with a \$75,000 contribution from Doser Enterprises, the golf driving range partner. When the Fitness Center L.L.C. repays the \$289,000, M-NCPPC will install the remaining Phase 1 landscaping and allocate \$75,000 of the Contributions to be appropriated for Phase 2 public improvements described above.

On October 10, 2002, the County Council held a public hearing on a special appropriation to fund cost increases in Phases 1 and 2 and amendments to the scopes of work and total project cost. Phase 2 expenditures for public improvements are scheduled to occur in FY03 and FY04, but public funding (\$350,000) for Phase 2 should not be provided until MSF obtains non-program funds, e.g. a grant or donation, pursuant to the terms of the Lease with M-NCPPC.

The aquatic and fitness centers are expected to open in FY05.

PHASE	PRIVATE FUNDS	PUBLIC FUNDS	TOTAL
One	\$13,965,107	\$9,882,958	\$23,848,065
Two	\$ 860,000	\$349,272	1,209,272
Three	\$927,000	\$663,700	\$1,590,700
TOTAL	\$15,752,107	\$10,895,930	\$26,648,037

#### OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

#### FISCAL NOTE

The County Council authorizes the advance of County General Funds not to exceed \$289,000 for site work for the aquatic center to include stormwater management and the building pad pursuant to Section 42-15 (b) of the County Code.